

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Sacramento County Consortium

State: CA

PJ's Total HOME Allocation Received: \$53,151,148

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	98.99 %	94.82 %	14	94.94 %	88	85	
% of Funds Disbursed	93.88 %	83.49 %	10	84.35 %	89	87	
Leveraging Ratio for Rental Activities	8.38	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	73.18 %	73.69 %	51	81.38 %	19	18	
% of Completed CHDO Disbursements to All CHDO Reservations***	46.40 %	60.98 %	61	68.05 %	23	17	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.01 %	78.15 %	45	79.65 %	54	45	
% of 0-30% AMI Renters to All Renters***	42.13 %	41.60 %	40	44.76 %	42	44	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.95 %	91.58 %	42	94.31 %	53	45	
Overall Ranking:			In State:	35 / 92	Nationally:	35 39	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,346	\$32,063		\$25,245	1,023 Units	35.10 %	
Homebuyer Unit	\$5,564	\$19,349		\$14,395	1,842 Units	63.30 %	
Homeowner-Rehab Unit	\$33,324	\$26,200		\$20,186	47 Units	1.60 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Sacramento County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,323	\$114,736	\$33,886
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	50.8	55.4	61.7	0.0
Black/African American:	22.2	8.1	25.5	0.0
Asian:	2.0	0.4	0.0	0.0
American Indian/Alaska Native:	6.7	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	2.1	0.0
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0
Other Multi Racial:	1.1	0.1	0.0	0.0
Asian/Pacific Islander:	7.9	6.4	4.3	0.0

ETHNICITY:

Hispanic	9.1	28.3	4.3	0.0
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HOUSEHOLD SIZE:

1 Person:	36.2	13.9	42.6	0.0
2 Persons:	25.0	14.4	23.4	0.0
3 Persons:	16.3	20.7	6.4	0.0
4 Persons:	12.3	20.6	8.5	0.0
5 Persons:	5.6	12.6	12.8	0.0
6 Persons:	2.4	7.7	6.4	0.0
7 Persons:	1.4	4.5	0.0	0.0
8 or more Persons:	0.9	5.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.3	14.7	21.3	0.0
Elderly:	20.8	1.4	29.8	0.0
Related/Single Parent:	27.9	21.7	25.5	0.0
Related/Two Parent:	16.4	48.6	17.0	0.0
Other:	7.6	13.7	6.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.9	0.1 [#]
HOME TBRA:	6.4	
Other:	5.8	
No Assistance:	74.0	

of Section 504 Compliant Units / Completed Units Since 2001 256

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

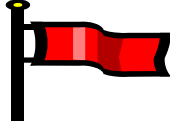
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Sacramento County Consortium **State:** CA **Group Rank:** 35
State Rank: 35 / 92 PJs **Overall Rank:** 39
Summary: 1 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	73.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	46.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	97.95	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.18	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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